



FLOOD ZONES IN SUNNYVALE

The National Flood Insurance Program (NFIP) is a division of the Federal Emergency Management Agency (FEMA). NFIP produces the Flood Insurance Rate Maps (FIRM) which determine the flood zone for all properties within Sunnyvale. The following are the flood zones for developable properties within Sunnyvale:

AE	Base Flood Elevation must be determined on an individual site basis by a Licensed Surveyor or Civil Engineer.
AO	Base Flood Elevations of 1 to 3 feet.
X	Areas of 100-year to 500-year flooding.

All properties in Sunnyvale are in a flood zone, but most of the City is within the X flood zone, which does not require flood insurance or any special requirements for construction.

Flood zone for specific properties is available on the On-Line Permit Center at www.e-onestop.net. Information can also be obtained at the One-Stop Permit Center between the hours of 8:00 a.m. to 12:00 noon and 1:00 p.m. to 5:00 p.m.

Buildings located within the AE or AO flood zones must have the finished floor elevation above the base flood elevation. Please refer to the table on the other side for guidelines related to plan review and inspections of buildings within the AE or AO flood zone.

If you have any questions, please call the City of Sunnyvale Building Division at (408) 730-7444. Information is also available on the Building Division web site at: www.sunnyvalebuilding.com.

Building Division Policy for Construction Within AE or AO Flood Zones

	AE or AO
New Construction	<ul style="list-style-type: none"> • The finish floor of the new structure must be above the base flood elevation. • When plans are submitted, the following information shall be included: a) the flood zone, b) base flood elevation, and c) finished floor elevation. The Civil Plans should show the finished floor elevation is above the base flood elevation. • An elevation certificate completed and signed by a licensed Surveyor or Civil Engineer showing that the finished floor elevation is higher than the base flood elevation is required prior to occupancy. • The original elevation certificate shall be placed in the designated folder and a copy shall be placed with the office copy of the plans and archived as usual.
Additions \geq50% of existing floor (including the garage area)	<ul style="list-style-type: none"> • The finish floor of the new and existing structure must be above the base flood elevation. • When plans are submitted, the following information shall be included: a) the flood zone, b) base flood elevation, and c) finished floor elevation. The Civil Plans should show the finished floor elevation is above the base flood elevation. • An elevation certificate completed and signed by a licensed Surveyor or Civil Engineer showing that the finished floor elevation is higher than the base flood elevation is required prior to occupancy. • The original elevation certificate shall be placed in the designated folder and a copy shall be placed with the office copy of the plans and archived as usual.
Addition $<$50% of existing floor (including the garage area)	<ul style="list-style-type: none"> • The addition can be at the same finished floor level as the existing structure. • No elevation certificate is required.
Remodels not adding additional square footage	<ul style="list-style-type: none"> • The existing finished floor level can remain. • No elevation certificate is required.

Note: There are no requirements for properties located within an X flood zone.